

**City of Greensboro Planning Department  
Zoning Staff Report  
February 14, 2005 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** H  
**Location:** 200 Pisgah Church Road

**Applicant:** Koury Corporation  
**Owner:** Koury Corporation

**From:** RS-9  
**To:** CD-PDI

**Conditions:** 1) To be combined with and be developed under the same conditions as the existing Conditional District – PDI development to the west.

SITE INFORMATION	
<b>Max. Developable Units &amp; Density</b>	N/A
<b>Net Density of Developable Land</b>	N/A
<b>Existing Land Use</b>	Undeveloped
<b>Acreage</b>	3.009
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Mixed Use Commercial
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	The Village Mixed Use Development	CD-PDI
<i>South</i>	Undeveloped	RS-9
<i>East</i>	Veterinarian / Skateland USA	GB
<i>West</i>	The Village Mixed Use Development	CD-PDI

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 90S.

DIFFERENCES BETWEEN RS-9 (EXISTING) AND CD-PDI (PROPOSED) ZONING DISTRICTS
<b>RS-9:</b> Primarily intended to accommodate moderate to high density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 4.0 units per acre or less.
<b>CD-PDI:</b> Intended to accommodate residential, commercial, office, and neighborhood business uses developed on small tracts of land as infill development within currently built up areas in accordance with a Unified Development Plan.

TRANSPORTATION	
<b>Street Classification</b>	Pisgah Church Road – Major Thoroughfare.
<b>Site Access</b>	Existing.
<b>Traffic Counts</b>	Pisgah Church Road ADT = 16,252.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	Existing.
<b>Transit</b>	Yes.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	No, site drains to North Buffalo Creek
<b>Floodplains</b>	N/A
<b>Streams</b>	Streams have not been identified at this time. If perennial a 50' buffer (each side of the stream) will be required, measured from top of stream bank, top of steep slope or edge of contiguous wetland (whichever produces the greater buffer). First 15' of the buffer must remain undisturbed and the next 35' BUA limit of 50% no occupied structures.
<b>Other</b>	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>East</i>	Type B Yard - 30' avg. width; 3 canopy/100'; 5 understory/100', 25 shrubs/100'
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

**POLICY 4C:** Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

**Growth at the Fringe Goal:** Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

**POLICY 4G.1:** Promote compact development.

**POLICY 7C.3:** Identify brownfield sites and *underutilized*/abandoned properties and buildings and expedite opportunities for development.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

**Mixed Use Commercial:** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by “strip” commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner.

**Activity Center:** Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** The Pisgah Church Road/Lees Chapel Road Corridor Study (June 1996) called for the area on the south side of Pisgah Church Road between the commercial zoning districts at Elm and Church Streets to be an affordable (\$70,000-\$100,000) residential planned unit development following neo-traditional town plan principles (i.e. narrower streets, few cul-de-sacs, common open spaces, sidewalks, corner store, mix of home types, smaller lots, curbside trees, recreational facilities, etc. It also called for the corridor to be given a scenic overlay designation.

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** The 18.8-acre tract to the north and west was rezoned to Conditional District – Planned Unit Development – Infill by the Zoning Commission on August 12, 2002 with the following conditions:

- 1) Uses: Commercial, office and residential including clubhouse and recreational amenities to serve the residential.
- 2) Maximum 3 driveway cuts on Pisgah Church Road.
- 3) The development shall contain buildings that are residential, buildings that are commercial/office and may contain buildings that are both residential and commercial/office.
- 4) Cross access easements will be provided between the subject property and the adjoining tract to the west.

At the time, staff pointed out that policies in the Comprehensive Plan promote the concepts of infill, mixed-use developments that are connected with a pedestrian orientation. That proposal addressed those concepts by providing the potential for a true mix of commercial, office and residential uses with pedestrian-oriented shopping and services available within the planned unit development itself, in addition to the connected shopping center to the west. Additionally, that development also addressed a Connections 2025 policy of facilitating shared parking between the subject property and North Elm Village Shopping Center.

The current proposal simply provides an additional tract to be incorporated with and developed under the same requirements as the initial CD-PDI property. The approved sketch plan shows that this property will serve as a temporary parking lot to serve the Phase 1 Commercial Area in the planned unit development. It also contains a stormwater retention pond and tree conservation area of approximately 0.55 acre.

This area is designated as Mixed Use Commercial on the Generalized Future Land Use Map and falls within an Activity Center. This proposal promotes compact development and meets the Goal for Growth at the Fringe by providing a development framework that guides a sound, sustainable pattern of land use in this area.

**GDOT:** No additional comments.

**Water Resources:** Site may have wetlands. If any disturbance to wetlands is proposed and/or any stream crossing is proposed permits will have to be obtained from the state and corps of engineers prior to disturbance. An appropriately sized drainage easement is required on all channels carrying public runoff (size depends on amount of flow channel carries).

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.